

# UNOFFICIAL COPY



Prepared by  
Gabriel Foster ✓  
M&T BANK ✓  
1100 Wehrle Dr., Williamsville, NY 14221

Doc#: 1227916066 Fee: \$88.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2012 02:33 PM Pg: 1 of 9

**RECORD & RETURN TO:**  
**Schiller & Knapp, LLP** ✓  
950 New Loudon Road, Suite 109  
Latham, NY 12110

[Space Above This Line For Recording Data]

TAX ID 13-28-325 010-0000

## LOAN MODIFICATION AGREEMENT (Providing for Step Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 11 day of February, 2011 between SEGUNDO LOPEZ; ("Borrower(s)") and M&T BANK ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated August 30, 2006 and recorded in Book or Liber or Instrument number 0627102230, at County of Cook, State of ILLINOIS and (2) the Note bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 2433 N LUNA AVE CHICAGO, IL 60639. ✓

Assignor is MERS, Inc., as nominee for Metropolis Mortgage Co., Assignee is M&T Bank, Recorded 03/09/2010 and Instrument# 1006826018.

The real property described being set forth as follows:

SEE ATTACHED SCHEDULE A

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of **February 01, 2011** the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$285097.70 consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.
2. -Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance, at the yearly rate of 5.250% from first day of February, 2011. Borrower promises to pay monthly payments of principal and interest in the amount of U.S \$1422.27 beginning on the first day of March, 2011. The new Maturity Date will be February 01, 2051.

SEGUNDO LOPEZ;

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae Uniform Instrument

S NO  
P 9  
S NO  
M NO  
GC Yes  
E Yes  
INT Yes

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Borrower's payment schedule for the modified Loan is as follows for the term of 40 years:

Interest Rate Change	Interest Rate	Interest Rate Change Date	Monthly Principal and Interest Payment Amount	Payment Begins On	Number of Monthly Payments
1	5.250%	first day of February, 2011	\$1422.27	first day of March, 2011	24
2	6.750%	first day of February, 2013	\$1711.42	first day of March, 2013	12
3	8.125%	first day of February, 2014	\$1988.72	first day of March, 2014	444
4	.000%				0
5	.000%				0

-During the second interest rate change, interest will be charged at the yearly rate of 6.750% from first day of February, 2013, and Borrower shall pay monthly payments of principal and interest in the amount of U.S \$1711.42 beginning on the first day of March, 2013.

-During the third interest rate change, interest will be charged at the yearly rate of 8.125% from first day of February, 2014, and Borrower shall pay monthly payments of principal and interest in the amount of U.S \$1988.72 beginning on the first day of March, 2014 and shall continue the monthly payments thereafter on the same day of each succeeding month until principal and interest are paid in full.

If on February 01, 2051 (the "Maturity Date"), Borrower still owes amounts under the Note and Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:

- (a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest

SEGUNDO LOPEZ;

SL / \_\_\_\_\_ Initials

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payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and

- (b) all terms and provisions of any adjustable rate rider or Timely Payment Rewards Rider, where applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.
5. Borrower understands and agrees that:
- (a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- (b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- (c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.
- (d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- (e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.
6. -By this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligation to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

SEGUNDO LOPEZ;

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae Uniform Instrument

S. L. / \_\_\_\_\_ Initials

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7. -Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall

SEGUNDO LOPEZ;

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae Uniform Instrument

S.L. / \_\_\_\_\_ Initials

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provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund to Borrower any Funds held by Lender.

SEGUNDO LOPEZ:

LOAN MODIFICATION AGREEMENT—Single Family—Fannie Mae Uniform Instrument

*S.L.* / \_\_\_\_\_ Initials

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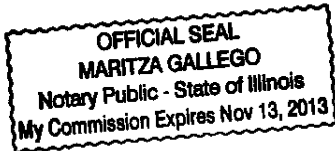
X SEGUNDO LOPEZ (Seal)  
SEGUNDO LOPEZ -Borrower

Rosalba Almanza  
Witness 1

Clara Salinas  
Witness 2

State of IL  
County of COOK

On the 11 day of February in the year 2011 before me, the undersigned, personally appeared  
SEGUNDO LOPEZ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument



Maritza Gallego  
Notary Public

My Commission expires: Nov. 13 2013

\_\_\_\_\_  
-Borrower (Seal)

\_\_\_\_\_  
Witness 1

\_\_\_\_\_  
Witness 2

State of \_\_\_\_\_  
County of \_\_\_\_\_

On the \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_ before me, the undersigned, personally appeared  
personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or person upon behalf of which the individual acted, executed the instrument

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

SEGUNDO LOPEZ:

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LENDER

M&T Bank LENDER

Barbara A Backus  
Witness 1 BARBARA A BACKUS

By: [Signature]  
M&T Bank David R. Ligamari  
Assistant Vice President

[Signature]  
Witness 2

-----[Space Below This Line For Acknowledgments]-----

State of New York

County of Erie

On the 25 day of JULY in the year 2011 before me, the undersigned, personally appeared DAVID R. LIGAMARI personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Katie M Stock

Notary Public

KATIE M. STOCK  
Notary Public-State of New York  
Lic. #01ST6217241  
Qualified in Erie County  
My Commission Expires 2/8/2014

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**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED  
MAY BE USED FOR THAT PURPOSE**

**July 20, 2011**

M&T Bank  
Attn: Jason Benner

**Loan Number: 1002639205 Lopez**  
**Property Address: 2433 North Luna Avenue**  
**Chicago IL 60639**

Dear Jason Benner:

In reference to the above mentioned mortgage loan and property, Specialized Loan Servicing (SLS), has been authorized by the Investors to subordinate its current second lien position per the following terms:

The new Senior Lien principal balance cannot exceed **\$285,097.70**

- The mortgagors will NOT receive any proceeds or "cash out" of more than \$100.00 at closing.
- The mortgagor's SLS loan must be current at the time of closing.
- After closing a copy of the signed final HUD-1 Settlement Statement and the Subordination Agreement with recording stamp, must be sent to Specialized Loan Servicing (SLS) to be kept on record.
- A copy of the signed final HUD-1 needs to be provided to our office either via fax (720-241-7218) or mail by close of business on **September 20, 2011**, or this approval will be considered null and void. The Subordination Agreement can be forwarded after it is recorded.

If you become aware of any changes to the approved terms and the loan cannot close or fund, you should contact this office immediately at 800-268-9956.

Sincerely,

Terri Thornton  
Customer Care Support  
Specialized Loan Servicing, LLC



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Order No. 17-339055

**EXHIBIT "A"  
LEGAL DESCRIPTION**

**THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK,  
AND IS DESCRIBED AS FOLLOWS:**

**LOT 36 IN BLOCK 6 IN HOWER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST  
1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN IN COOK COUNTY, ILLINOIS. ✓**

**PARCEL NUMBER(S): 13-28-325-010 ✓**

Property of Cook County Clerk's Office